126.0	0006	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	994,700 / 994,700
					USE VALUE:	994,700 / 994,700
					ASSESSED:	994,700 / 994,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		BAILEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHADRICK DAVID G JR & MEGHAN R
Owner 2:	
Owner 3:	
Street 1:	43 BAILEY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NASH TABITHA -
Owner 2:	-
Street 1:	43 BAILEY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Stucco Exterior and 1778 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7000.000	427,700		567,000	994,700
Total Card	0.161	427,700		567,000	994,700
Total Parcel	0.161	427,700		567,000	994,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 559.57 | /Parcel: 559.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 81299

GIS Ref

GIS Ref

Insp Date 05/26/15

Parcel ID 126.0-0006-0004.0

!9780!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	427,700	0	7,000.	567,000	994,700	994,700	Year End Roll	12/18/2019
2019	101	FV	327,300	0	7,000.	598,500	925,800	925,800	Year End Roll	1/3/2019
2018	101	FV	327,300	0	7,000.	441,000	768,300	768,300	Year End Roll	12/20/2017
2017	101	FV	327,300	0	7,000.	422,100	749,400	749,400	Year End Roll	1/3/2017
2016	101	FV	327,300	0	7,000.	390,600	717,900	717,900	Year End	1/4/2016
2015	101	FV	236,000	0	7,000.	327,600	563,600	563,600	Year End Roll	12/11/2014
2014	101	FV	236,000	0	7,000.	320,000	556,000	556,000	Year End Roll	12/16/2013
2013	101	FV	236,000	0	7,000.	304,900	540,900	540,900		12/13/2012

PRINT

Date	Time
12/11/20	00:11:58

LAST REV

Date	Time
09/01/15	16:15:40
philc	
9780	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NASH TABITHA,	59527-503		7/16/2012		569,500	No	No		
PERSONETTE SUSA	45507-551		6/30/2005		536,000	No	No		
SQUIRES WILLIAM	27017-425		1/27/1997		220,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2013	1247	Addition	115,978	O				
6/17/2010	703	Redo Kit	15,666					
5/4/2000	313	Re-Roof	2,000					
5/18/1999	311	Manual	500					REPLACE PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
5/26/2015	Meas/Inspect	PC	PHIL C
11/14/2008	Meas/Inspect	345	PATRIOT
12/18/2005	MLS	HC	Helen Chinal
9/14/2005	Permit Visit	BR	B Rossignol
12/4/1999	Inspected	264	PATRIOT
11/17/1999	Mailer Sent		
11/3/1999	Measured	263	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	81299
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	90.	0.90	10									567,000						567,000	

Total AC/HA: 0.16070 | Total SF/SM: 7000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 567,000 | Spl Credit | Total: 567,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	2 - Clapboard	40	%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	14 - Asphalt Tile	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.24068403
Const Adj.:	1.01686859
Adj $ / SQ:	157.702
Other Features:	77400
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	448369
Depreciation:	20625
Depreciated Total:	427744

COMMENTS

OF=BMT SINK.. PDAS.. .

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

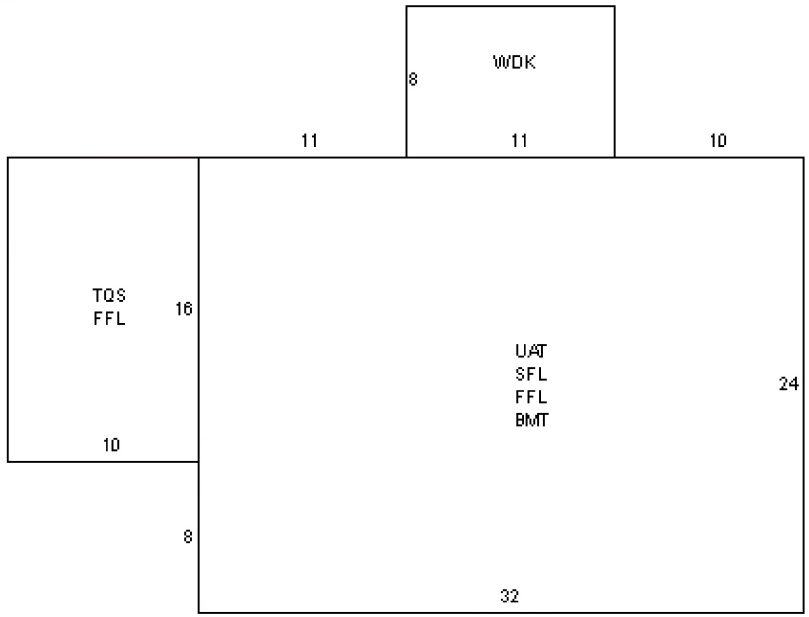
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	173.47
Special Features:	0	Val/Su Net:	151.34
Final Total:	427700	Val/Su SzAd	240.61

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	928	157.700	146,347
BMT	Basement	768	47.310	36,334
SFL	Second Floor	730	157.700	115,059
UAT	Upper Attic	192	63.080	12,111
TQS	3/4 Story	120	157.700	18,924
WDK	Deck	88	16.270	1,432

Net Sketched Area:	2,826			Total:	330,207
Size Ad	1777.5999	Gross Are	3480	FinArea	1778

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

126.0-0006-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1998	0.00	T	16.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	